

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
OCTOBER 26, 2005
COUNCIL CHAMBERS, 12TH FLOOR CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5th floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk () will include consideration of the appropriate environmental document.*

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Gary Geiler

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **CORONADO COURT DUPLEX - PROJECT NO. 68657**
City Council District: 2 Plan Area: Mission Beach

STAFF: Jeff Peterson

Coastal Development Permit (CDP) to demolish an existing duplex and construct two residential (for rent) units on a 2,582 square foot site. The proposed project will conform to the Council Policy 900-14 criteria by generating more than 50% of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The project site is located at **802 Coronado Court** in the R-S Zone of Mission Beach Planned District within the Mission Beach Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit, Airport Environs, Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Council District 2. Exempt from environmental. Report No. HO-05-194.

RECOMMENDATION:
Approve

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ITEM-5: **1940 GARNET MAP WAIVER- PROJECT NO. 71183**

City Council District: 2 Plan Area: Pacific Beach

STAFF: Robert Korch

Map Waiver, Waiver of Undergrounding and a Coastal Development Permit to create 20 commercial condominium units within an existing commercial building on a 0.215 acre site at **1940 Garnet Avenue** in the CC-4-2 zone, Coastal Overlay Zone (non-appealable area), and Coastal Height Limit within the boundaries of the Pacific Beach Community Plan area. Exempt from environmental. Report No. HO 05-199

RECOMMENDATION:

Approve

ITEM-6: **3119 GARRISON MAP WAIVER - PROJECT NO. 75587**

City Council District: 2 Plan Area: Peninsula

STAFF: Laila Iskandar

Map Waiver application to waive the requirements for a Tentative Map to convert four residential units (currently under construction) to four condominiums, including a request to waive the undergrounding of the existing utilities, on a 0.115 acre site. The Property is located at **3119 Garrison Street** in the RM-3-7 Zone, Airport Approach Overlay Zone, and Coastal Height Limit Overlay Zone within the Peninsula Community Plan and Local Coastal Program Area and Council District 2. Exempt from environmental. Report No. HO-05-196

RECOMMENDATION:

Approve

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ITEM-7: **PARK UNIVERSITY MAP WAIVER - PROJECT NO. 70734**

City Council District: 3 Plan Area: Greater North Park

STAFF: Michelle Sokolowski

Map Waiver application to waive the requirements for a Tentative Map to convert 4 existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 0.161-acre site at **3919-21 Oregon Street** in the MR-800B Zone of the Mid City Communities Planned District within the Greater North Park Community Plan. Exempt from environmental. Report No. HO-05-197

RECOMMENDATION:

Approve